

8-33
BK 6594 PG 091

NO TRANSFER
TAX PAID

WARRANTY DEED

023778

MARY ANN MICHAUD, of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to LANA BOUCHER of Winslow, County of York and State of Maine, with warranty covenants, the land in Waterville, County of Kennebec and State of Maine bounded and described as follows, to wit:

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Commencing at the point of intersection of the southeasterly right of way line of Drummond Avenue and the northeasterly right of way line of Reservoir Street as delineated on a Plan of Libby Heights made for L&R Realty Inc. by R. G. Knowlton, C.E., on August 7, 1965; thence in a general southeasterly direction along the northeasterly right of way line of Reservoir Street a distance of Eighty-Eight (88) feet to a point; thence at an angle and in a general southeasterly direction along the northeasterly right of way line of Reservoir Street a distance of One Hundred and Twenty-Five (125) feet to a point; thence in a general northeasterly direction a distance of One Hundred and Forty (140) feet to a point; thence in a general northwesterly direction a distance of One Hundred Thirty-Five (135) feet to an iron pin situated in the southeasterly right of way line of Drummond Avenue; thence in a general westerly direction along the southeasterly right of way line of Drummond Avenue a distance of One Hundred and Ten (110) feet to the point of beginning.

Meaning and intending hereby to convey Lot No. 50 and the northwesterly half of Lot No. 52 as delineated on a Plan of Libby Heights made for L&R Realty Inc., by R.G. Knowlton, C.E., on August 7, 1965.

This conveyance is made upon the following condition: Should the within Grantor lay, install or construct water, sewer or street, the within Grantees, their heirs or assigns, shall be obligated to pay their proportionate pro rata cost of such laying, constructing or installation. The within Grantor shall however not be obligated to lay, construct or install water, sewer or street facilities.

Being the same premises conveyed to Laurier D. Michaud and Mary Ann Michaud by Warranty Deed of L. & R Realty Company, Inc. dated May 1, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1636, Page 335.

Also, another certain lot or parcel of land situate in Waterville in the County of Kennebec and State of Maine, being Lot numbered One (1) and Two (2) on plan of Pillsbury Plat made by John H. Burleigh, C.E., dated May 12, 1921 and recorded in Kennebec Registry of Deeds in Plan Book 8, Pages 84-85.

Being the same premises conveyed to Laurier D. Michaud and Mary Ann Michaud by Warranty Deed of Modeste Michaud dated July 15, 1949 and recorded in the Kennebec County Registry of Deeds in Book 884, Page 316.

The said Laurier D. Michaud is now deceased.

The said Mary Ann Michaud reserves a life estate in said premises. Mary Ann Michaud, during her lifetime, will be responsible for taxes, insurance and maintenance.

J.B.R.M. (2)

68-33

RK 6594 PG 092

Witness our hands and seals this 31st day of July, 2001.

Heather Loomer Mary Ann Michaud
Mary Ann Michaud

STATE OF MAINE
KENNEBEC, SS.

July 31, 2001

Then personally appeared the above named Mary Ann Michaud and acknowledged the foregoing instrument to be her free act and deed.

Kathleen A. Jackson
Kathleen A. Jackson Notary Public

RECEIVED KENNEBEC SS.

2001 AUG 20 AM 9:00

ATTEST: Laura R. [Signature]
REGISTER OF DEEDS